138.0	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,139,200 / 1,139,200
					USE VALUE:	1,139,200 / 1,139,200
					ASSESSED:	1,139,200 / 1,139,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
188		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COMMONS ROBERT PAUL
Owner 2:	COMMONS DOROTHY
Owner 3:	
Street 1:	188 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BROOKS HELENE G -
Owner 2:	-
Street 1:	188 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 3026 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	584,800	900	553,500	1,139,200
Total Card	0.149	584,800	900	553,500	1,139,200
Total Parcel	0.149	584,800	900	553,500	1,139,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.53 /Parcel: 376.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88452

GIS Ref

GIS Ref

Insp Date 02/10/09

!10667!

PREVIOUS ASSESSMENT

Parcel ID 138.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	584,800	900	6,500.	553,500	1,139,200		Year end	12/23/2021
2021	101	FV	567,700	900	6,500.	553,500	1,122,100		Year End Roll	12/10/2020
2020	101	FV	567,700	900	6,500.	553,500	1,122,100	1,122,100	Year End Roll	12/18/2019
2019	101	FV	418,700	1000	6,500.	584,300	1,004,000	1,004,000	Year End Roll	1/3/2019
2018	101	FV	418,700	1000	6,500.	430,500	850,200	850,200	Year End Roll	12/20/2017
2017	101	FV	418,700	1000	6,500.	412,100	831,800	831,800	Year End Roll	1/3/2017
2016	101	FV	418,700	1000	6,500.	381,300	801,000	801,000	Year End	1/4/2016
2015	101	FV	408,800	1000	6,500.	319,800	729,600	729,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:09:03

LAST REV

Date	Time
06/17/16	09:22:21
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10667

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROOKS HELENE	31824-502		9/15/2000		420,000	No	No		
	10569-20		6/30/1964			No	No		N

USER DEFINED

Prior Id # 1:	88452
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2015	210	Solar Pa	12,000					Install solar pane
7/10/2014	798	Solar Pa	3,000					
10/1/2007	873	Redo Kit	40,000	C		G9	GR FY09	add on new kitchen
2/20/2007	102	Redo Bas	8,000			G9	GR FY09	finish base/new ba
5/13/2005	379	Manual	10,000					remove rebuild exi

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2015	Permit Insp	PC	PHIL C
7/22/2014	External Ins	PC	PHIL C
2/10/2009	Entry Denied	336	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	90.	0.95	10									553,498						553,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	553,498	Spl Credit		Total:	553,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	3 - Aluminum	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09210515
Const Adj.:	0.99495000
Adj $ / SQ:	141.257
Other Features:	117500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655617
Depreciation:	70807
Depreciated Total:	584811

COMMENTS

646-1690.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

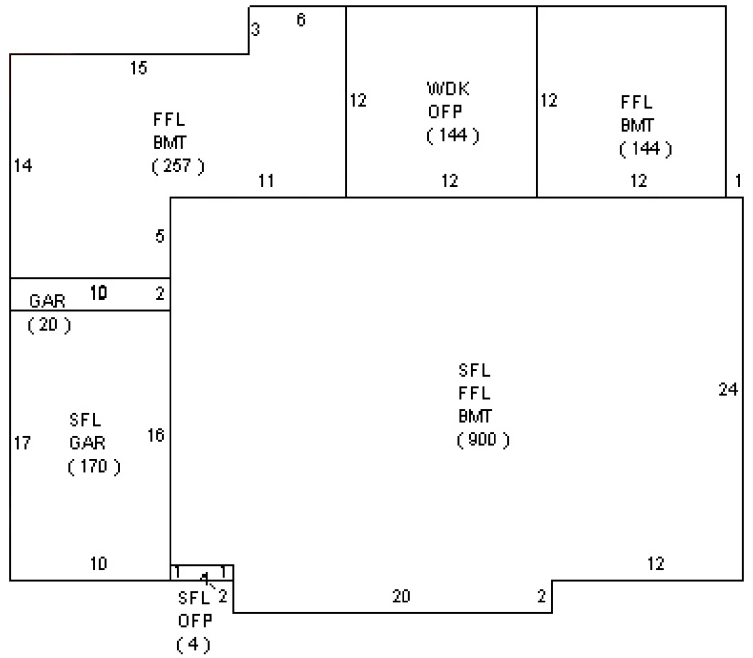
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	170.92
Special Features:	0	Val/Su Net:	140.64
Final Total:	584800	Val/Su SzAd	246.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,301	59.650	77,599
FFL	First Floor	1,301	141.260	183,775
SFL	Second Floor	1,074	141.260	151,710
GAR	Garage	190	28.020	5,323
OFP	Open Porch	148	27.510	4,071
WDK	Deck	144	12.880	1,855

Net Sketched Area:	4,158	Total:	424,333
Size Ad	2375	Gross Area	4158	FinArea	3026
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2007	0.00	T	9.6	101						
19	Patio	D	Y	1	300	A	AV	2007	3.50	T	9.6	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900